



**FOR SALE**

**5f Ellerslie Street, Johnstone, PA5 8HG**

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# 5f Ellerslie Street, Johnstone, PA5 8HG

## Description

This well presented upper floor corner flat is within the quiet area of Ellerslie Street and adjacent to an enclosed children's play park. This lovely home is ideally located for access to amenities including shops, restaurants and transport links including a short walk to the railway station.

The generously proportioned accommodation comprises: reception hallway with a deep storage cupboard, spacious lounge facing onto Armour Street and hosts a very deep walk in storage cupboard. The kitchen has a range of fitted base and wall mounted units with complimentary work surfaces and an inset stainless steel sink with mixer tap. There is a gas hob with extractor hood above, dishwasher, washing machine, space for a fridge freezer and oven, and two storage cupboards, one hosts the boiler.

There are two double bedrooms which face onto the children's play park to the front, one has built-in wardrobes. There is also a fully tiled shower room with a white suite comprising a w.c, wash hand basin and a shower enclosure. The subjects benefit from gas central heating, double glazing, a secured door entry system, communal off street parking area and shared walled with flower beds and lawn garden areas.

Ideal first time buy and early internal viewing is advised to fully appreciate the level of accommodation on offer! Chain free.

Renfrewshire Council, Tax Band B.

EPC Rating Band D.

## Room Measurements

Reception Hallway  
8'6" (2.59m) x 20'2" (6.15m)

Lounge  
9'11" (3.02m) x 18'8" (5.69m)

Lounge Storage Area  
6'4" (1.93m) x 5'9" (1.75m)

Kitchen  
10'7" (3.23m) x 8'1" (2.46m)

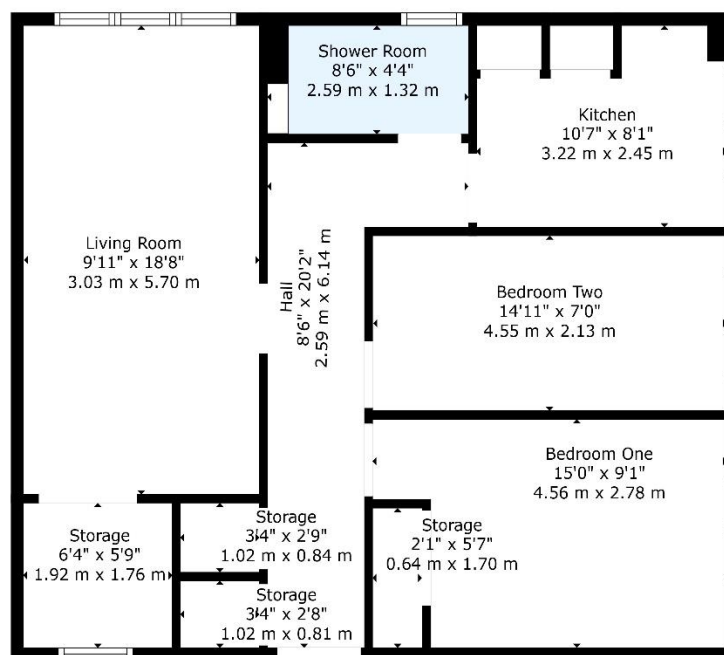
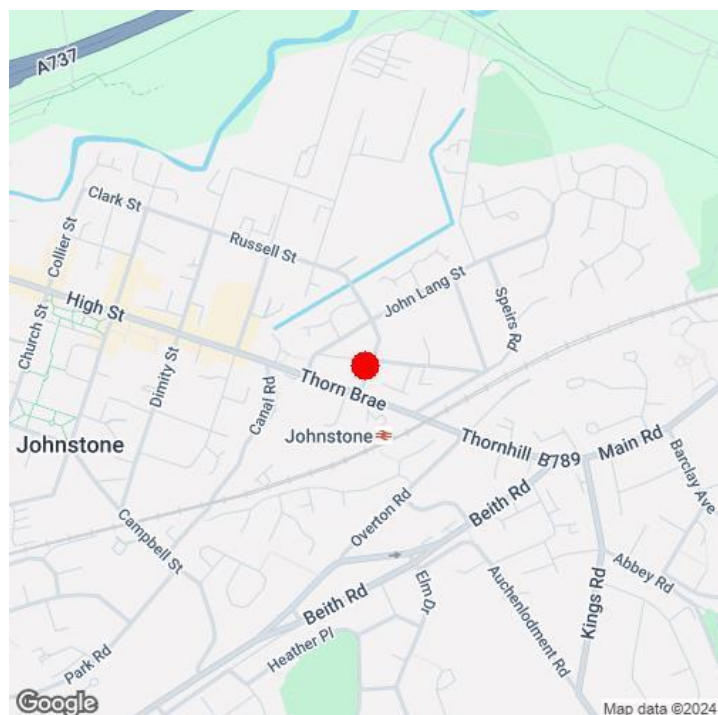
Bedroom One  
15'0" (4.57m) x 9'1" (2.77m)

Bedroom Two  
14'11" (4.55m) x 7'0" (2.13m)

Shower Room  
8'6" (2.59m) x 4'4" (1.32m)

Johnstone itself offers local shopping, sports/recreational facilities and schooling. The neighbouring countryside caters for a wide range of sports/leisure activities including fishing, golf and all equestrian pursuits. The property is a very short walk from Johnstone Railway Station, providing excellent transport links to Paisley (5 minutes); Glasgow (15-20 minutes) and throughout Ayrshire including Prestwick International Airport. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



TOTAL: 669 sq. ft, 62 m<sup>2</sup>  
FLOOR 1: 669 sq. ft, 62 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 69 sq. ft, 7 m<sup>2</sup>  
Floor Plan Created by Cubase App. Measurements Deemed Highly Reliable But Not Guaranteed.

Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

